

**FINAL**  
**MINUTES OF HISTORICAL ADVISORY BOARD**  
**REGULAR MEETING OF THURSDAY, AUGUST 6, 2009**  
**COUNCIL CHAMBERS, CITY HALL**  
**2263 SANTA CLARA AVENUE – 7:05 PM**

CONVENE: 7:15 p.m.

ROLL CALL:

PRESENT: Acting Chair Miller, Board Members Irons, Owens, Lynch, and Talbot

STAFF PRESENT: Jon Biggs, Planning Services Manager/Secretary to the Historical Advisory Board, Laura Ajello, Planner I

MINUTES: Minutes from the meeting of April 2, 2009;

Motion (Owens)/Second (Talbot) to accept minutes as presented.  
Ayes: 5; Noes: 0; Absent: None

4. AGENDA CHANGES AND DISCUSSIONS:

Staff requested that items 8-A be discussed first.

Board Member Lynch presented other board members with Woody Minor's newest book. She also announced the next AAPS neighborhood walk with lecturer Woody Minor. Board Member Lynch presented Board Member Miller with a letter thanking him for his many years of service on the Historical Advisory Board.

5. ORAL COMMUNICATIONS:

None

6. WRITTEN COMMUNICATIONS:

None

7. REGULAR AGENDA ITEMS:

*Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available in the Planning & Building Department at City Hall during regular business hours.*

**7-A Certificate of Approval - PLN09-0143 - 3016 Lincoln Avenue.** The applicant is requesting a Certificate of Approval for the demolition of more than 30% of the value of a pre-1942 single-family dwelling. The project is located within an R-1, One

## Family Residence Zoning District. (LA)

Staff presented the project.

R. Rutter, architect, discussed the architectural presence of the frontage and orientation to the neighborhood. He recommended a modification of the proposal to maintain the architectural staircase and preserve the Golden Mean. He also recommended shed dormers instead of the proposed bay windows and discouraged the use of cement fiberboard as a siding material.

C. Buckley, citizen, outlined his discussion with the property owners and outlined his ideas on how to improve the design of the pergola, railing, and stairs and choice of siding.

G. Shivan, project architect, after being asked by the board, explained the choice of windows and siding on the project. He also explained the proposed staircase.

R. Rutter, recommended a standardization of the plan set submittal to facilitate plan review.

The board members discussed the project. Board Member Irons raised concerns about the window selection. Board member Owens questioned whether the draft resolution was required to make a finding that the project met the Secretary of Interior Standards as the building was not on a historic list. Staff responded that the finding was necessary, as the building was built pre-1942, granting it special status pursuant to the City Council Ordinance. Board member Lynch (initially inaudible) commented that the plans could have been more detailed and offered design suggestions for the front of the building. Board member Owens supported the design but opposed the cement siding. Acting Chair Miller supported the previous comments.

The board members agreed to revise the conditions of approval to require siding, matching siding to be applied to the new lower section and all new windows to be single light, and all construction plans match the approved HAB plan set. Motion (Owens)/Second (Lynch) to approve the project subject to the revised conditions of approval. Motion passed.

### 8. BOARD COMMUNICATIONS:

None.

### 9. STAFF COMMUNICATIONS:

Staff discussed the recent staff reductions and the effort put forth to maintain the levels of service. Board member Lynch requested an update at a future meeting on the North of Lincoln project and the status of the HAB Ordinance Update. Board member Owens requested that the Mills Act be brought forward as well.

### 10. ADJOURNMENT: 8:07 p.m.